

MINUTES OF A REGULAR MEETING

ZONING BOARD OF ADJUSTMENT

FARMERS BRANCH, TEXAS

JUNE 12, 1973

7:30 P.M.

COUNCIL CHAMBERS  
POLICE BUILDING

The following members of the Zoning Board of Adjustment were present:

Chairman	Sid Shaw
Vice Chairman	Bill Morgan
	Ken Leckie
	Tom Madden
	Tom Lyon

Member of the Administration present:

Building Official	Tom Scales
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Chairman Shaw called the meeting to order at 7:30 P.M.

APPROVAL OF MINUTES OF MAY 22, 1973, MEETING.

Mr. Morgan made a motion to approve the minutes of May 22, 1973, with a second by Mr. Leckie, with the following corrections:

- (1) On Page 176, let the sixth paragraph read-"Mr. Scales stated that there were (4) letters sent to property owners within 200 feet of the Shell property. No letters were returned either approving or opposing the request for variance."; and, (2) on Page 177, last paragraph, to show a dedication of (50) feet instead of (10) feet; (3) first paragraph, Page 179, correct the spelling of the word arthritis.

PUBLIC HEARING: REQUEST FOR VARIANCE FROM ARTICLE 14, SECTION 109 OF THE ZONING ORDINANCE, WHICH STATES THAT NO SIGN SHALL BE LOCATED IN THE REQUIRED FRONT YARD, OR IN FRONT OF THE ESTABLISHED BUILDING LINE. PROPERTY LOCATED AT 13297 JOSEY LANE. REQUESTED BY SHELL OIL COMPANY.

Chairman Shaw gave the following information: This item is a continuation

of the Public Hearing held on May 22, 1973. The Shell Oil Company was granted a continuation of the meeting to allow them to study an alternate sign location for their Shell Auto Laundry at 13297 Josey Lane. Since the May 22, 1973, meeting, Mr. Scales has talked with Mr. Jackson of the Shell Oil Company on one occasion. Mr. Jackson has stated that the Shell Oil Company had not completed its study of the alternate sign location. There has been no other information submitted by the Shell Oil Company.

Mr. George Jackson was present to represent Shell Oil Company. Mr. Jackson stated that they made a study of an alternate location of the Shell Auto Laundry sign. He stated that the 40' setback would be acceptable, but the 23' height limit would be a problem for view of southbound traffic. Mr. Jackson stated that they feel that they need a sign at least 30' high to clear the canopy on the carwash. He stated that the traffic going southbound on Josey Lane is going up hill. Mr. Jackson showed slides of the area to the Board members to show why they felt the need for a 30' high sign. He stated that the canopy over the gas pumps is 17' high.

There followed a lengthy discussion on setback requirements and size of proposed sign.

Mr. Jackson stated that there would be three (3) signs on the pole. One being "Shell Car Wash".; 5' high; "Reader Board", 3' high, and "Price Sign", 6' high. The sign would face north and south. Mr. Jackson stated that the standard size of all of Shell Auto Laundry signs are 28' high.

Mr. Scales stated that there were (4) letters sent to property owners within 200 feet of the Shell property. There were no letters returned either opposing or approving the request for variance. One letter returned not-deliverable.

Chairman Shaw asked if there was anyone present in the audience opposing the request for variance. No one spoke.

Chairman Shaw asked if there was anyone present in the audience approving the request for variance. No one spoke.

There being no further discussion from the audience, Mr. Madden made a motion to close the Public Hearing for discussion. Mr. Morgan seconded the motion, with all voting "aye".

There followed more discussion on size of the proposed sign, and setback requirements.

Following the discussion, Mr. Madden made a motion that the request for variance from Article 14, Section 109 of the Zoning Ordinance be granted to Shell Oil Company, to allow a sign height of 28' with a setback of 40'. The motion died for lack of a second.

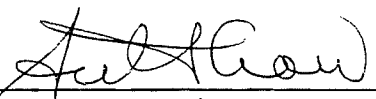
There followed a brief discussion on location and size of sign.


Mr. Leckie made a motion that the request for variance from Article 14, Section 109 of the Zoning Ordinance be granted, with the sign to set back 40' from the property line, and that the sign height be as defined by the Zoning Ordinance as 23' total. Mr. Morgan seconded the motion, with Morgan, Lyon, and Leckie voting "aye", and Madden voting "nay". Chairman Shaw voted "aye". The motion carried with a 4 to 1 vote.

#### ADJOURNMENT

Mr. Morgan made a motion to adjourn the meeting. Mr. Leckie seconded the motion, with all voting "aye".

The meeting adjourned at 8:15 P.M.

  
\_\_\_\_\_  
Sid Shaw, Chairman

  
\_\_\_\_\_  
Board Chairman



FARMERS  
BRANCH  
TEXAS

APPLICATION FOR SIGN PERMIT  
BUILDING INSPECTION DIVISION

ZONE \_\_\_\_\_ FIRE DISTRICT \_\_\_\_\_

PERMIT 24984

Application is hereby made for a permit to erect or install the following described sign:

Type (i.e., roof, ground, wall, etc.) POLE

Overall size 8' x 4' Illuminated - Yes ☒ No ☐

Total height above grade 14' Designed wind load 30 psf

Structural engineer and no. \_\_\_\_\_

Owner of sign SHELL OIL Address 201 SIMMONS TRUCK N. DEPTAS

Telephone no. 631-0430 Location of sign 13497 JOSEF LINE

Cost of sign to be done 2000

Plot plan drawn to scale showing the following: lot lines, names of adjacent streets, location of existing ordinances and signs and proposed sign and sketch of sign SEE ATTACHED PLOT PLAN

ONE POLE SIGN WITH (6) 2000

I understand that if a permit is issued, the provisions of the City Ordinances and State laws will be complied with, whether herein specified or not on the sign permit.

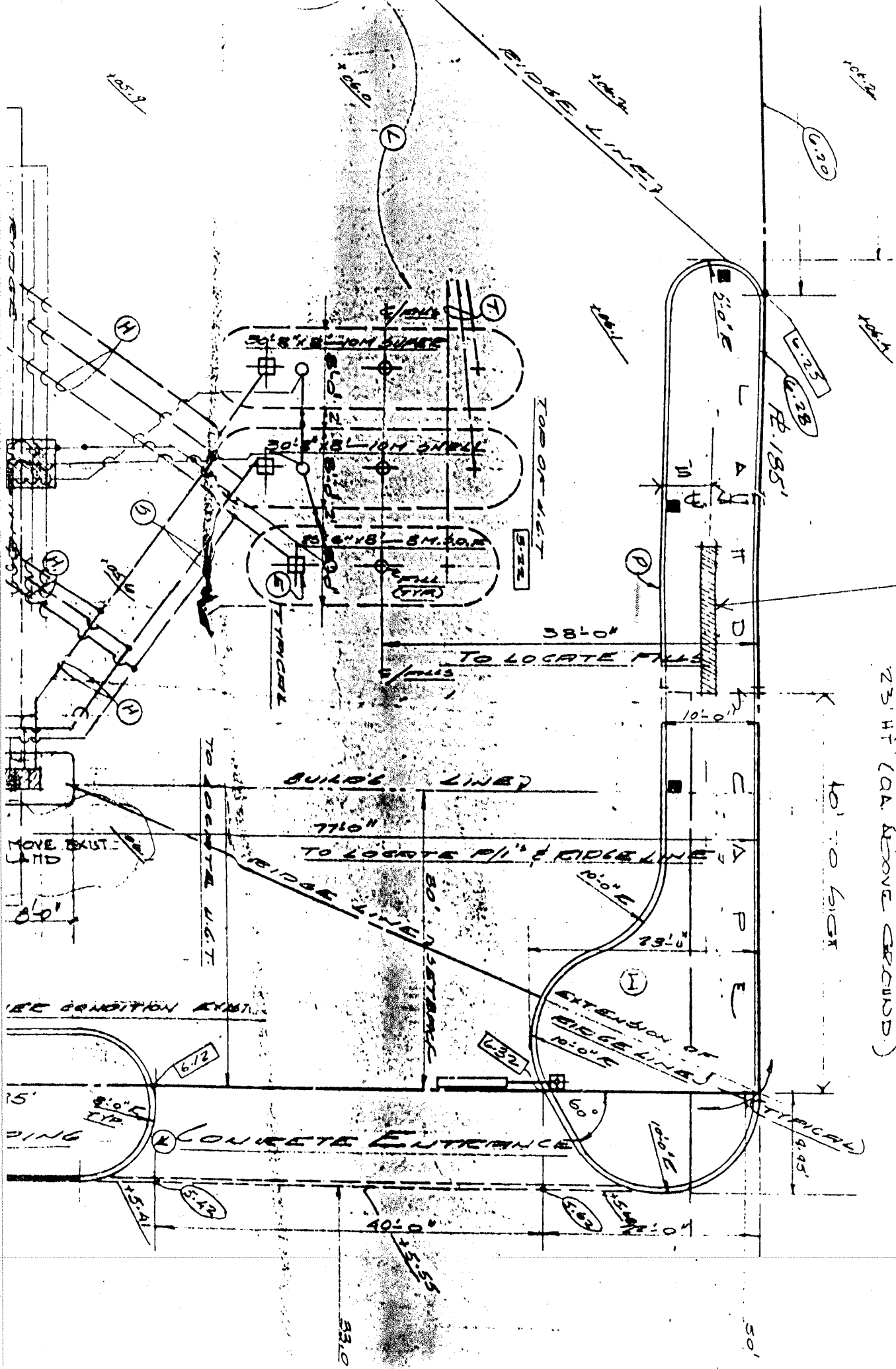
Sign Company BRIGHT SIGN CO. Address 335 LISON LN. EULESSA, TX 76038

Telephone No. 247-3771 Date 2-28-83 Signed Randy Nash

Application Approved 3-8-83 By Mike Canada

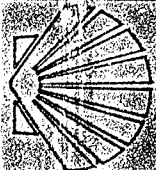
Permit Issued 3-8-83 By Mike Canada

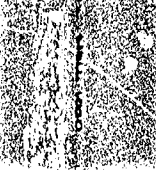
(PRIVATE)

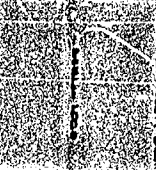


1. 5'X15' CAR WASH SIGN (5M)  
4'X10' REAR DOOR BOARD #  
5'X6' (APPROX) PRICE PANEL  
23' HT (OA ABOVE GROUND)





	UNITED STATES COAST GUARD OFFICE OF THE DISTRICT COMMISSIONER NEW YORK
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 UNITED STATES COAST GUARD



APPLICATION FOR SIGN PERMIT  
BUILDING INSPECTION DIVISION

Process # \_\_\_\_\_  
ZONE \_\_\_\_\_ FIRE DISTRICT \_\_\_\_\_ PERMIT # \_\_\_\_\_

Application is hereby made for a permit to erect or install the following described sign:

Type (i.e., roof, ground, wall, etc.) Change Faces Only

Overall size 5' x 15' Illuminated - Yes Yes No No

Total height above grade 30' Designed wind load \_\_\_\_\_

Structural engineer and no. \_\_\_\_\_

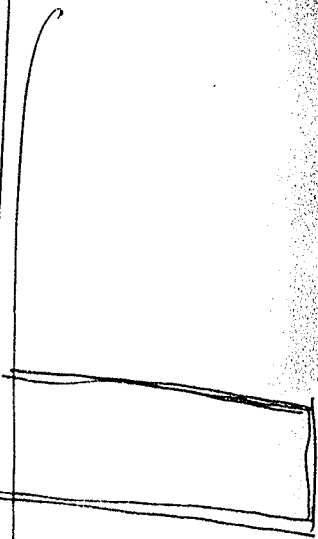
Owner of Sign Shell Oil Co. Address 101 Stanton Ave.

Telephone no. 631-2450 Location of sign 15197 Jay St.

Cost of work to be done 150.00 Fee 20.00

Please Refer to State showing the following lot names, names of adjacent streets, location of existing buildings and signs and proposed signs, and sketch of sign.

Ex Stg Sign



I understand that if \_\_\_\_\_



10121

Approved by \_\_\_\_\_  
Signature \_\_\_\_\_  
Title \_\_\_\_\_

Approved by \_\_\_\_\_  
Signature \_\_\_\_\_  
Title \_\_\_\_\_

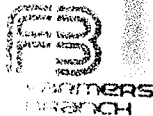
Approved by \_\_\_\_\_  
Signature \_\_\_\_\_  
Title \_\_\_\_\_

Approved by \_\_\_\_\_  
Signature \_\_\_\_\_  
Title \_\_\_\_\_

Approved by \_\_\_\_\_  
Signature \_\_\_\_\_  
Title \_\_\_\_\_

Approved by \_\_\_\_\_  
Signature \_\_\_\_\_  
Title \_\_\_\_\_





Process # 62073-15

APPLICATION FOR SIGN PERMIT

BIRMINGHAM INSPECTION DIVISION

ZONE 4 FIRE DISTRICT 1st PERMIT 13023

Application is made for a permit to erect the following described sign:

Type (i.e., roof, ground, wall, etc.) Free Fee 10.00

Overall size 5' x 23' to top Illuminated - Yes ☒ No ☐

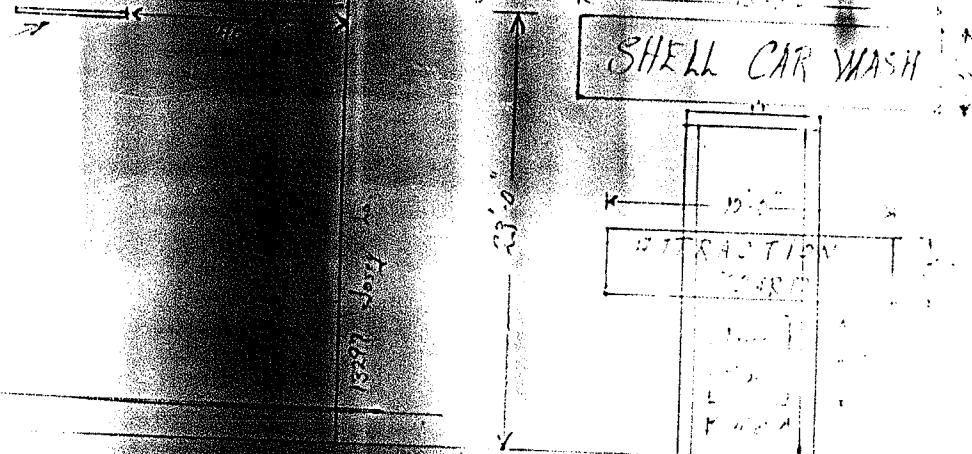
Total height 23' Designed wind load 35

Structural engineer's name and no. \_\_\_\_\_

Owner of Sign Shell Oil Co. Address Dallas, Tex.

Telephone no. \_\_\_\_\_ Location of sign 13297 Jessy Ln

Plot plan; drawing showing the following: location of adjacent signs, location of existing buildings, location of proposed sign, location of sign.



I hereby agree that if a permit is issued, all the provisions of the ordinance shall be complied with, and the sign shall be erected or removed in accordance with the laws of the city of Birmingham. I am a company Shell Oil Co. Address 3525 1st Ave. S., Dallas, Tex. Telephone No. 247-1111 Date 4-20-73 Signed John L. Hayes

Application Approved 62073 By Deane Youngblood  
Permit Issued 4-20-73 By John L. Hayes



PUBLIC HEARING - REQUEST FOR SPECIFIC USE PERMIT FOR AUTO  
LAUNDRY LOCATED 200 FEET NORTH OF VALLEY VIEW LANE ON  
JOSEY LANE.

Mayor Grimmer opened the public hearing.

Mr. J. C. Whitten, of John C. Whitten and Associates, Inc., owner and developer, made his request to the Council for a Specific Use Permit to allow an Auto Laundry to be constructed in an LR-2 zoning on Tract 4 of J. C. Whitten Subdivision on Josey Lane, 200 feet north of Valley View Lane. Mr. Whitten stated that Shell Oil Company is interested in leasing some 34,225 sq. ft. (185' x 185') of land to install a Brush-Dryer auto laundry system. He stated they would also sell gasoline.

Drawings were displayed of the proposal, and a copy is being made a part of these minutes.

Information concerning tax revenue estimates that would be beneficial to the city and the school district, if the request was granted, was given to the Council and was discussed. A copy of these estimated tax revenues is being made a part of these minutes.

Mayor Grimmer asked if anyone else was present to speak in favor of the request. The following spoke:

Mr. Ed Brown, 3212 Rolling Knoll Place, made statements in favor of the request.

Mayor Grimmer asked if anyone was present to speak opposing the request. No one spoke.

Councilman Linn made a motion to close the public hearing. Councilman Binford seconded the motion and all voted "aye".

There was a discussion on the restriction that was placed on the property when zoned LR-2 on November 17, 1969. The restriction was that service stations will be prohibited on this property zoned LR-2 for a period of 50 years.

Mr. Whitten stated they were unaware of this restriction when they purchased the property, for the restriction was never filed.

There was a discussion on the definition of a service station.

Mr. Whitten stated there would be no other services available other than washing and vacuuming cars and the selling of gasoline. He stated the property would be leased and not sold to Shell Oil Company and the owners, J. C. Whitten and Associates, Inc. would be in a position to police the lessors.

There was a discussion on the City policing the operation to see that it was used only as an auto laundry and the sale of gasoline.

Mr. Whitten gave locations in Dallas of similar type operations.

Mr. Basil Weaver asked if he could speak. Mayor Grimmer stated the hearing had been closed but could be reopened if the Council desired.

Upon a motion by Councilman Linn, a second by Councilman McClung, all voting "aye", reopened the public hearing.

Mr. Basil Weaver, 2948 Primrose, spoke in favor of the request.

Mr. Walt Keas, 13436 Onyx, spoke in favor of the request.

Mr. Charles McKee, part owner of the property, stated the property would be restricted to just gasoline pumps and car wash.

Mr. Fred Moore, 13659 Rawhide, stated he did not believe this to be classified as a service station. He spoke in favor of the request.

A motion by Councilman Linn, a second by Councilman McClung, all voting "aye", closed the public hearing.

The price of the gasoline was discussed.

Councilman Linn stated that his interpretation of the selling of gas is a service station. He stated he felt that the people that appeared at the hearing in 1969 that were against service stations would be betrayed if the request was granted.

Councilmen Koriath, McClung and Binford expressed their feelings that the facilities of the auto laundry should not be classified as a service station.

Councilman Flaherty stated it was his opinion that the permit should not be denied or granted upon the basis of technicality. He stated further that his main concern was that the reversion of an auto laundry to a service station and the use of the area for tire change and repairs, oil change and lubrication, even though designated just for auto laundry and gasoline sales.

Mr. J. C. Whitten stated no bays would be constructed for oil change, lubrication, etc. which his opinion would restrict its use only for an auto laundry and the sale of gasoline. Mr. Whitten stated that he would file a deed restricting service stations or other auto laundries from being on this property for a period of 50 years.

After further discussion, a motion by Councilman McClung, to grant the request for a Specific Use Permit to allow an Auto Laundry to be located 200 feet north of Valley View Lane on Josey Lane, and that the sole business to be washing and vacuuming automobiles and the selling of gasoline. Councilman Koriath seconded the motion. The motion carried 4 to 1 with Councilmen McClung, Koriath, Flaherty and Binford voting "aye" and with Councilman Linn voting "nay".

There was more discussion concerning the definition of a service station as the term was used in the deed restriction.

CITY OF FARMERS BRANCH  
CITY COUNCIL  
MINUTES OF A REGULAR MEETING  
February 21, 1972

All members of the City Council were present:

Mayor	George G. Grimmer
Mayor Pro-Tem	W. R. Linn
Councilmen:	Ray Flaherty
	Bill McClung
	Al Korieth
	Bill Binford

Members of the Administration present were:

City Manager	Paul M. West
City Attorney	George McDonald
Public Works Director	Roy Patton
Fire Chief	Bob Yager
Secretary	Ruth Ann Parish

Mayor Grimmer called the meeting of the City Council of February 21, 1972 to order at 7:30 P.M.. Roy Patton gave the invocation.

APPROVAL OF MINUTES

Upon a motion by Councilman Korieth, a second by Councilman Flaherty, all voting "aye", approved the minutes of the February 7, 1972 meeting with corrections and additions as indicated on Page 383 and Page 384 attached.

FYKE ROAD DISCUSSED

Mayor Grimmer stated the Council attended a meeting with the City Council of the City of Carrollton with the purpose of discussing Fyke Road. Mayor Grimmer stated the City of Carrollton's City Council was meeting at this same time and discussing Fyke Road.

Councilman Korieth commended the Administration on the thorough study they had done on Fyke Road and for the report concerning the past history and the information which was given to the Council.

The Council agreed that the past history information in the report on Fyke Road be sent to the City Council of the City of Carrollton.

Councilman Linn made a motion to table the discussion of Fyke Road for further study until the Administration has additional information for the Council due to the outcome of the meeting of Carrollton.

Mayor Grimmer asked anyone was in the audience to ask questions or have any information concerning Fyke Road.

Mrs. Charles Black, 14505 Dennis Lane, stated she had appeared before the City Council of Carrollton in November to discuss the conditions of

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